

Alpine

Overview

The commercial core of Alpine is located along both sides of Alpine Boulevard between Tavern and South Grade Roads, but a new shopping center (under construction) and a grocery store (scheduled for construction) have extended this commercial strip at both the western and eastern edges. Staff and the Planning Group recommend limiting the commercial strip to its current west and east boundaries (adding one parcel to the eastern end). To encourage redevelopment, a mixed-use designation is recommended for the commercial core where Alpine Boulevard and Arnold Way intersect. Commercial uses in the town center primary support the local community and adjacent communities to the east.

Industrial uses in Alpine are currently concentrated at the north end of Tavern Road, north of Interstate 8. Staff and the Planning Group recommend expanding this area to the northwest to allow for outdoor storage uses in areas that are currently undeveloped. Additional industrial designations are proposed north and south of Interstate 8, on land where there are limited use alternatives.

The Dunbar Lane neighborhood is located along the Lakeside boundary and is served by an Interstate 8 on-ramp. Residential growth, along with a middle school, is projected for this neighborhood, located approximately three miles west of the Alpine town center. Neighborhood Commercial and Limited Impact Industrial designations are recommended on properties adjacent to the Interstate near the on-ramp.

Key Issues

- Many areas of the community are characterized by steep terrain that present difficulties when pursuing commercial and industrial development
- The town center portion of Alpine is generally built out in a strip development pattern comprised of many small parcels
- Community residents outside the village are generally opposed to any commercial uses in their area
- The proximity to Interstate 8 enables Alpine to serve regional, as well as, local land uses

Planning Group Direction

- The rights of existing commercial property owners should be respected
- Allow mixed-use development that will facilitate redevelopment in the older commercial areas
- Industrial uses should be concentrated into distinct districts that are sufficiently buffered from surrounding development

**Additional Staff Analysis/
Recommendations**

The planning process included an extensive community outreach, such as: advertising for public meetings in four local newspapers, conducting an all day workshop with nearly 80 community members attending, and staff led presentations/discussions at community planning group and subcommittee meetings. General consensus was obtained in many areas, but the community remains divided in some. Staff recommendations represent a compromise of the varied community interests.

In the ERA Needs Analysis shown below, the projected demand for Industrial land is significantly less than that being proposed by GP2020. The ERA analysis does not take into account:

- A less efficient use of land that may require terracing in areas of sloped land
- Land intensive industrial uses that require outdoor storage of equipment
- A need to meet requirements for outdoor storage that cannot be met in adjacent communities

**Planning Commission
Recommendations**

The Planning Commission concurs with staff's recommendations on all requests except, items number 13 and 15. The Commission was unable to reach consensus on those requests.

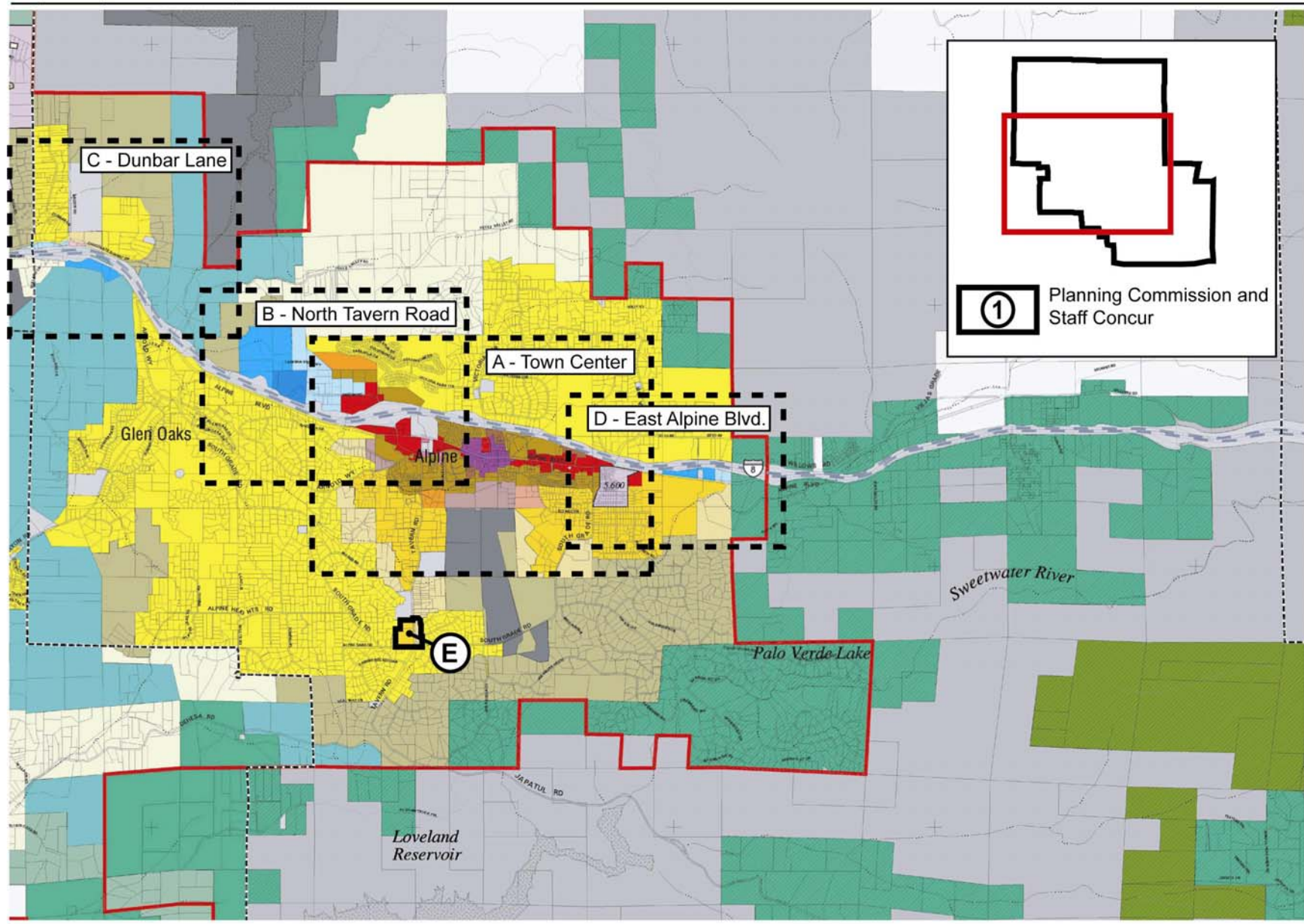
ERA Needs Analysis
(all numbers in gross acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	88	113	25	178	90
Industrial	26	133	107	255	229
Office	16	10	(6)	5	(11)

Note: All numbers are rounded to the nearest whole number.

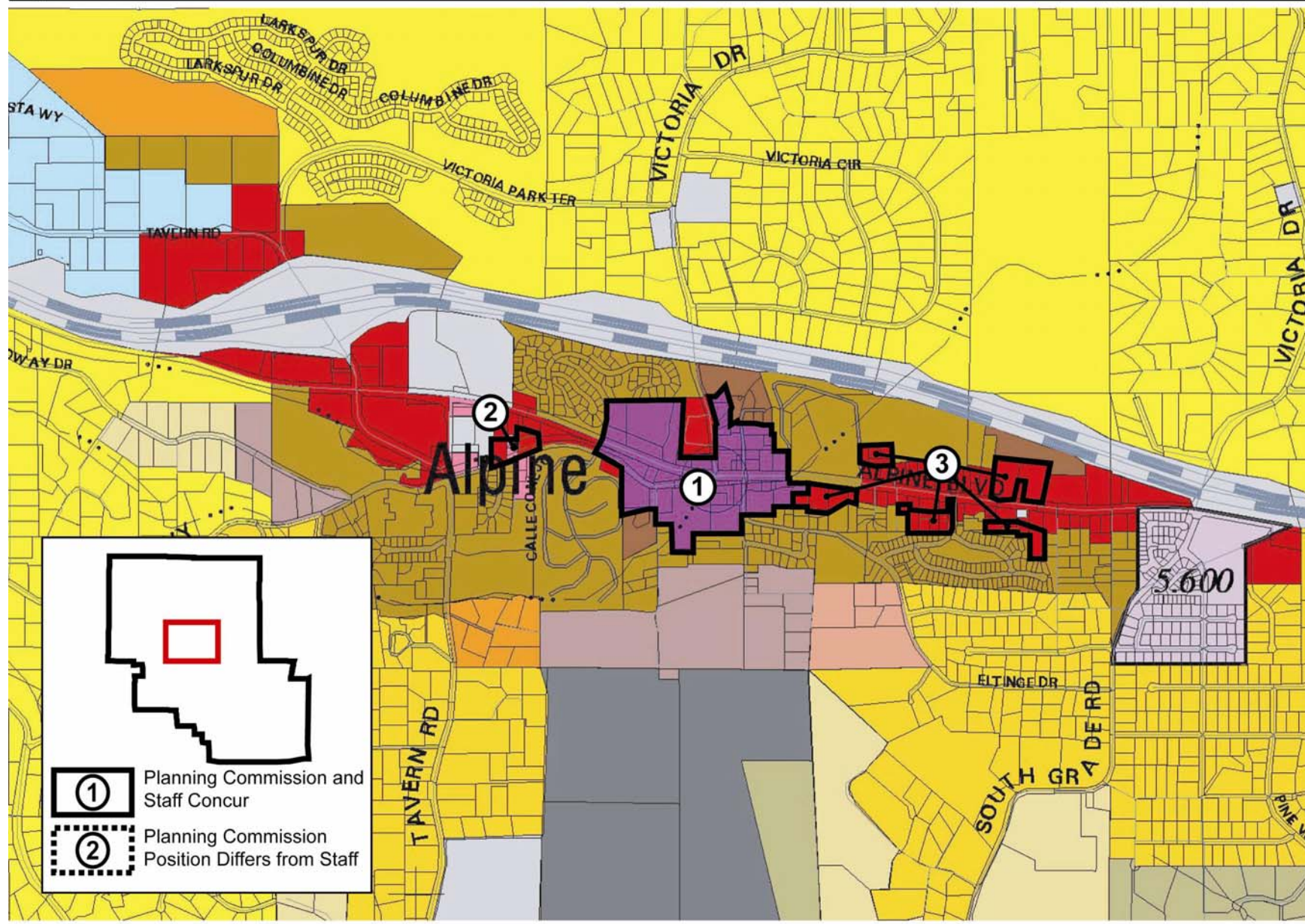
Source: Economics Research Associates, County of San Diego

Alpine (Portion of)



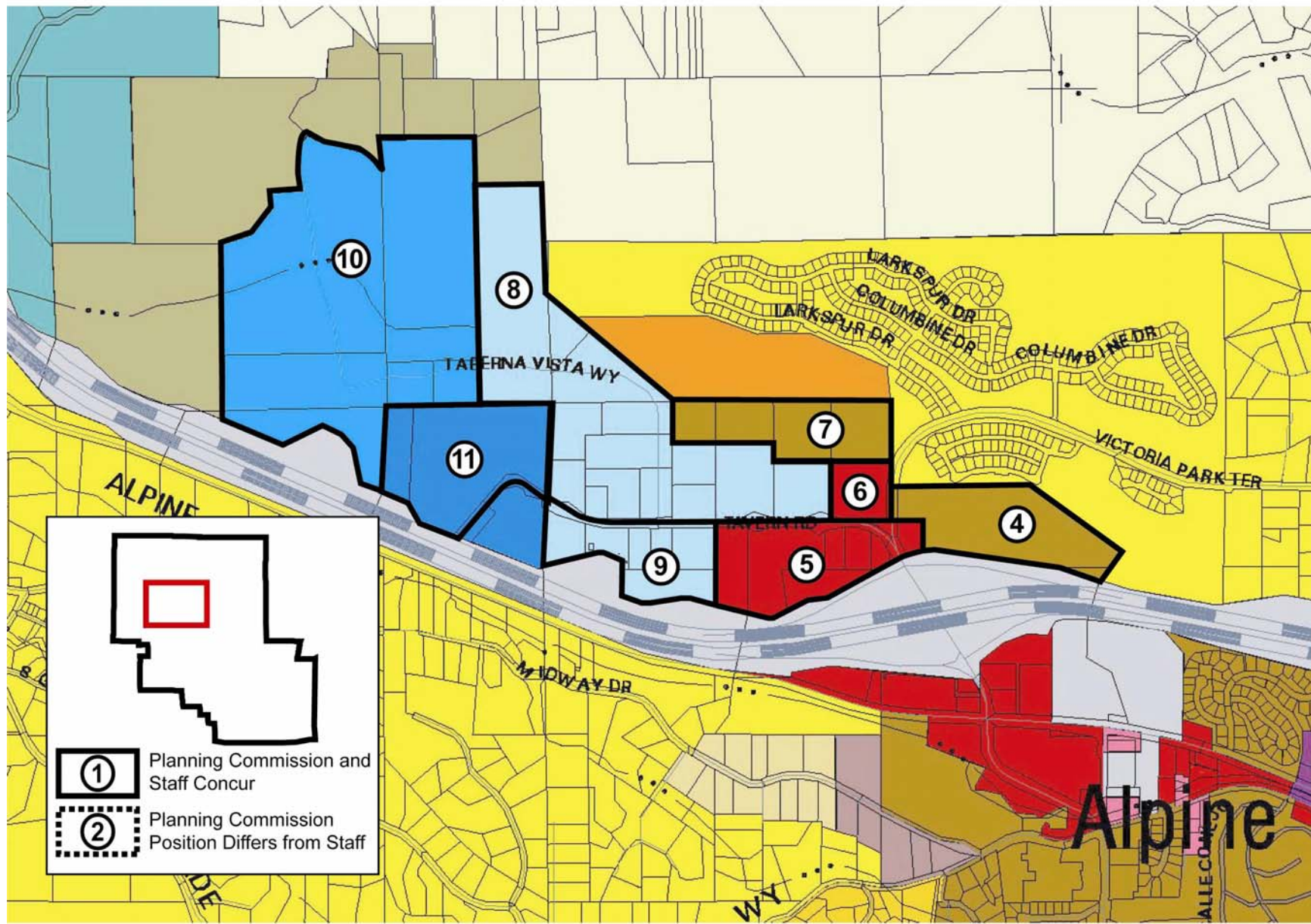
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
E	<p><u>Staff</u> (VR-2.9) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(VR-2.9) Village Residential	(C-1) General Commercial (Schreiber)	<p><i>Total Area:</i> 18 acres</p> <p><i>Current Use:</i> Plumbing contractor business and residence on west side of Tavern Road and church on right side</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • Adjacent to school, generally located in close proximity (just over one mile) to town center • Prevents expansion of commercial uses in area, which are not supported by local residents • Commercial zoning on Schneider parcel recognizes existing use • Staff supports Planning Group recommendation

Alpine (Town Center)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<p><u>Staff</u> (C-5) Mixed Use</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-5) Mixed Use	No recommendation submitted	<p><i>Total Area:</i> 41 acres</p> <p><i>Current Use:</i> Commercial and Residential properties</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial (6 - 10) Residential</p>	<ul style="list-style-type: none"> • Direct access to Alpine Blvd., Arnold Way, and Victoria Dr. • Supported by infrastructure • Compatible with Alpine's community character • Staff supports Planning Group recommendation • Recognizes existing variety of uses and provides opportunity for additional mix of residential and commercial uses (to be determined with further planning efforts in coordination with the Planning Group)
2	<p><u>Staff</u> (C-1) General Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> Approximately 3 acres</p> <p><i>Current Use:</i> Residential and office uses</p> <p><i>Existing GP:</i> (11) Office Professional (8) Residential</p>	<ul style="list-style-type: none"> • Good access to both Alpine Blvd. and Arnold Way • Supported by infrastructure • Compatible with Alpine's community character • Staff supports Planning Group recommendation

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	Staff / Planning Commission	CPG/CSG	Owner(s)		
3	<p><u>Staff</u> (C-1) General Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial	(C-1) General Commercial (Woolley)	<p><i>Total Area:</i> Approx. 15 acres</p> <p><i>Current Use:</i> Residential uses of varying density</p> <p><i>Existing GP:</i> (6) Residential (8) Residential</p>	<ul style="list-style-type: none"> • Direct access to Alpine Blvd. • Supported by infrastructure • Compatible with Alpine's community character • Deepens commercial lands along Alpine Boulevard to allow better design opportunities and to avoid strip development • Staff supports Planning Group recommendation

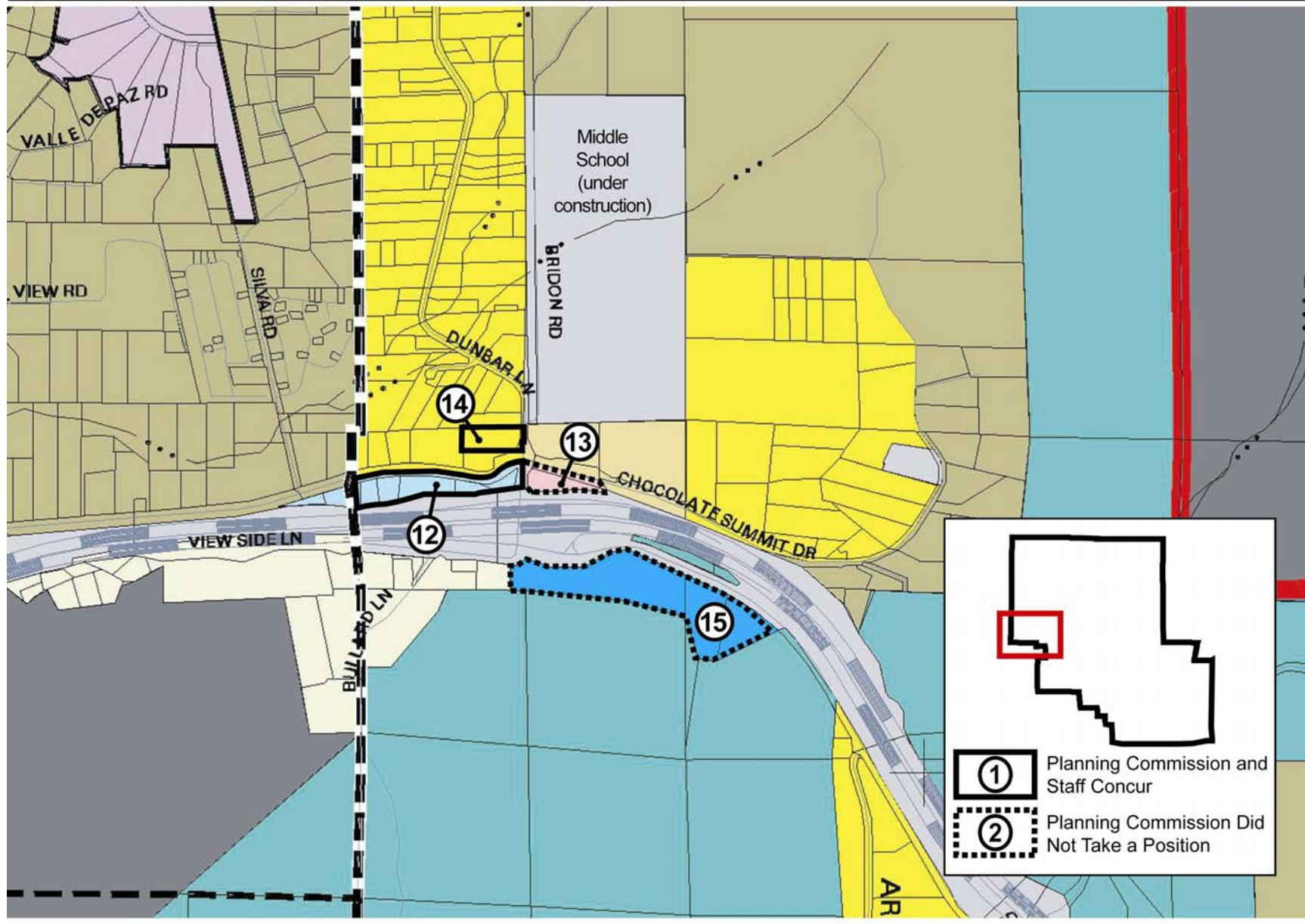
Alpine (North Tavern Road)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
4	<p><u>Staff</u> (VR-14.5) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(VR-14.5) Village Residential [Would support an even higher density if density reduction on Board Alternative Map is reinstated — 10.9 du/acre on Brenholdt property]	(VR-24) Village Residential (McLeod)	<p><i>Total Area:</i> 18.27 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (14) Service Commercial (24) Impact Sensitive</p>	<ul style="list-style-type: none"> • Compatible with surrounding land use • Site environmental impacts restrict buildable area to approximately 12 acres • In vicinity of proposed employment area • Staff supports Planning Group recommendation
5	<p><u>Staff</u> (C-1) General Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> 18.2 acres</p> <p><i>Current Use:</i> Primarily undeveloped with some commercial businesses along Tavern Road</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial (13) General Commercial</p>	<ul style="list-style-type: none"> • Commercial area provides a buffer between residential and industrial areas • Located at Interstate-8 onramp at western end of town center • Staff supports Planning Group recommendation

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	Staff / Planning Commission	CPG/CSG	Owner(s)		
6	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial	(C-1) General Commercial (Dyke)	<i>Total Area:</i> 4.7 acres <i>Current Use:</i> Building materials staging business <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Good access to Interstate 8 on-ramp • Site topography is relatively flat • Commercial fronting on Tavern Road would buffer industrial uses to the west from residential areas • Supported by Planning Group
7	<u>Staff</u> (VR-14.5) Village Residential <u>Planning Commission</u> Concur with staff	(VR-14.5) Village Residential	(VR-14.5) Village Residential (Dyke)	<i>Total Area:</i> 15.9 acres <i>Current Use:</i> Primarily undeveloped <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Provides a buffer between single family residential and industrial uses • Site topography is relatively flat • Adjacent to proposed employment area • Supported by Planning Group

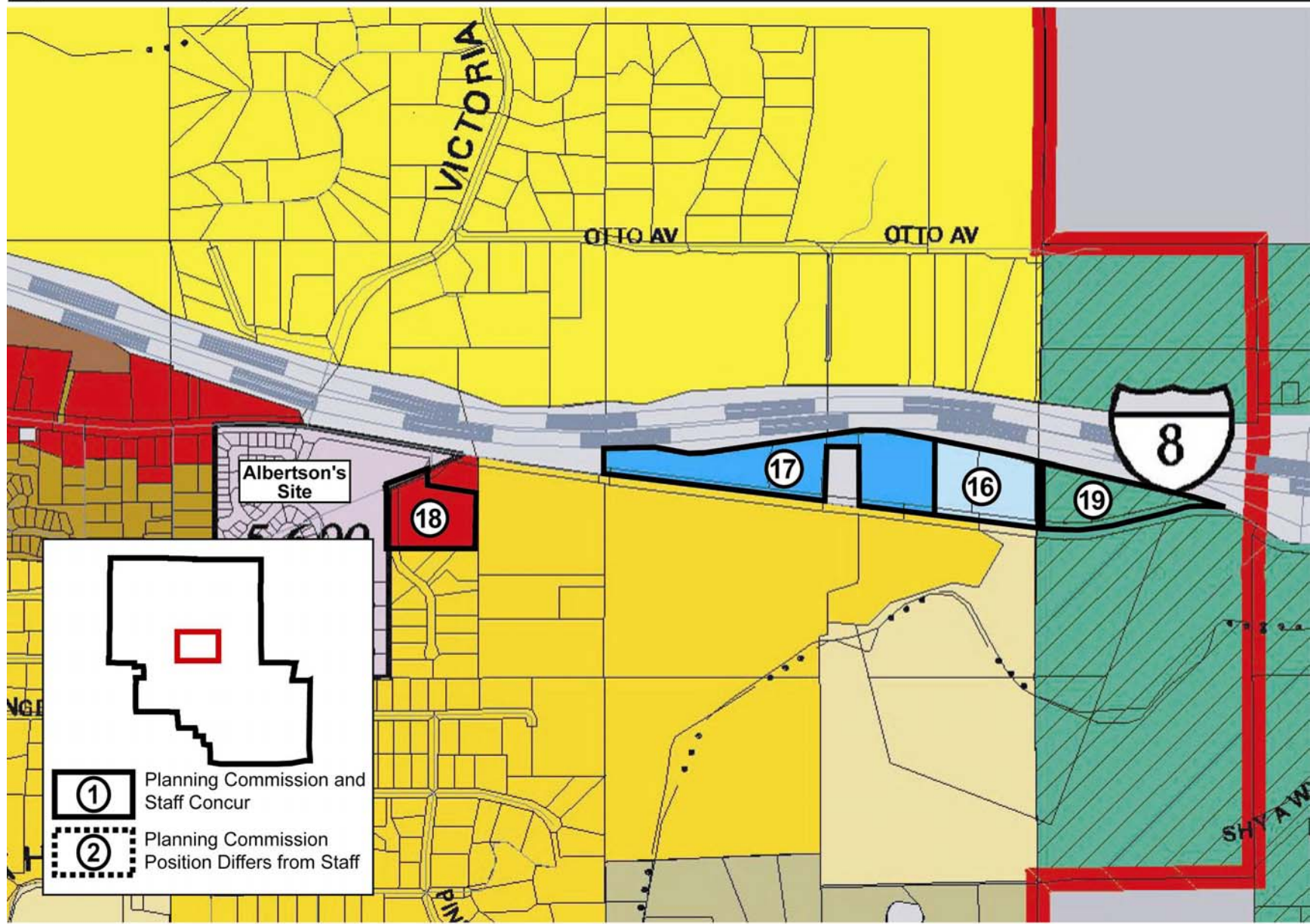
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	Staff / Planning Commission	CPG/CSG	Owner(s)		
8	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	(I-2) Medium Impact Industrial to allow for outdoor storage (Jewell)	<p><i>Total Area:</i> 66 acres</p> <p><i>Current Use:</i> Western portion is undeveloped, an explosive storage site and scattered industrial development located on the remaining</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial (1) Residential</p>	<ul style="list-style-type: none"> • Portion of area is designated Industrial under existing general plan • Expands industrial uses into currently undeveloped Residentially designated area • Convenient access to Interstate 8 for truck traffic • Provides a buffer between residential area and higher impact industrial areas • Supported by Planning Group
9	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 14.5 acres</p> <p><i>Current Use:</i> Warehouse, but primarily undeveloped</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Large site able to accommodate industrial uses • Site is adjacent to and visible from Interstate 8. Appearance of enclosed uses preferred over open storage • Supported by Planning Group

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
10	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial (Grandi)	<i>Total Area:</i> 100.5 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (17) Estate Residential (18) Multiple Rural Use	<ul style="list-style-type: none"> • Adjacent to existing industrial area • Convenient access to Interstate 8 for truck traffic • Buffered from village residential densities by Limited Impact Industrial designations • Limited visibility due to topography • Supported by Planning Group
11	<u>Staff</u> (I-3) High Impact Industrial <u>Planning Commission</u> Concur with staff	(I-3) High Impact Industrial	(I-3) High Impact Industrial (Dyke)	<i>Total Area:</i> 31.67 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (16) General Impact Industrial (17) Estate Residential	<ul style="list-style-type: none"> • Would enable relocation of explosives storage from existing site near residential area • Sufficient area is required to enclose safety buffer resulting from storage of explosives • Buffered from residential uses by adjacent Industrial lands • Supported by Planning Group

Alpine (Dunbar Lane)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
12	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	<p>(I-2) Medium Impact Industrial allowing outdoor storage (Rowland)</p> <p>(C-1) General Commercial (Blanchard)</p>	<p><i>Total Area:</i> 5 acres</p> <p><i>Current Use:</i> Mix of residential and repair/storage service</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> • Good access due to proximity to Interstate 8 on-ramp • Site does not have significant physical constraints • The location, narrow configuration of the parcels, and traffic noise from adjacent Interstate 8 make industrial uses appropriate for the site • Open storage uses are not appropriate since there are residential uses across the road and the parcel widths are insufficient to enable a buffer to be provided • Supported by Planning Group
13	<p><u>Staff</u> (C-3) Neighborhood Commercial</p> <p><u>Planning Commission</u> No consensus</p>	(I-1) Limited Impact Industrial	Any Commercial (Morton; Blodgett)	<p><i>Total Area:</i> Less than 2 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> • Located at entrance to the community at Interstate on-ramp • The location, narrow configuration of the parcels, and traffic noise from adjacent Interstate 8 make neighborhood commercial uses more appropriate than residential • Neighborhood Commercial designation allows for the scale and character of facilities to be regulated so that they are compatible in residential neighborhood • Site does not have any significant physical constraints

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	Staff / Planning Commission	CPG/CSG	Owner(s)		
14	<u>Staff</u> (1) Residential <u>Planning Commission</u> Concur with staff	(1) Residential	Commercial use to permit the sale of fire wood (Bonamo)	<i>Total Area:</i> 8.8 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Topography and natural constraints are not suitable for Commercial designation • Approval of a Use Permit would enable property owner requesting Commercial designation to sell firewood, while requiring staff and community review to ensure use is compatible with surrounding residences • Supported by Planning Group
15	<u>Staff</u> (I-2) Medium Impact Industrial (RL-20) Rural Lands <u>Planning Commission</u> No consensus	(I-2) Medium Impact Industrial (RL-20) Rural Lands	(I-2) Medium Impact Industrial (RL-20) Rural Lands (Turvey; Kamps)	<i>Total Area:</i> 74 acres <i>Current Use:</i> Undeveloped, with the exception of Kamps propane business and vehicle/equipment storage <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Good access to Interstate 8 on-ramp at Dunbar Lane • Vehicle speeds are not suitable for land uses that generate more traffic turning on and off Alpine Blvd • Areas with steep slope would be retained as rural lands • Topography buffers area from surrounding residential uses • Supported by Planning Group

Alpine (East Alpine Boulevard)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
16	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 5.6 acres</p> <p><i>Current Use:</i> Church</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • Located along major road in proximity to Interstate 8 on-ramp • Adjacent to other industrial uses • Supported by Planning Group
17	<p><u>Staff</u> (I-2) Medium Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-2) Medium Impact Industrial	Designation accommodating large animal hospital (I-2) (Lynn)	<p><i>Total Area:</i> 10.3 acres</p> <p><i>Current Use:</i> Large-Animal Hospital (owner request), National Forest Center</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Recognizes Service Commercial designation of existing general plan and existing uses • Located along major road in proximity to Interstate on-ramp • Supported by Planning Group

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18	<p><u>Staff</u> (C-1) General Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> 4.2 acres</p> <p><i>Current Use:</i> Scattered residence, generally undeveloped</p> <p><i>Existing GP:</i> (3) Residential</p>	<ul style="list-style-type: none"> • Additional commercial adjacent to the planned Albertson's center will enhance development of an eastern commercial node to the town center • Mixed-use zoning will allow for residential development to provide a buffer between new commercial uses and the adjacent existing residential development • Site has good access near the intersection of Alpine Boulevard and Victoria Drive, less than one mile west of the Willows Road Interstate 8 on-ramp • Supported by Planning Group
19	<p><u>Staff</u> (RL-40) Rural Lands</p> <p><u>Planning Commission</u> Concur with staff</p>	(RL-40) Rural Lands	(C-1) General Commercial (highway commercial) (Ballard)	<p><i>Total Area:</i> 4.3 acres</p> <p><i>Current Use:</i> Residence</p> <p><i>Existing GP:</i> (23) National Forest and State Parks (within FCI overlay)</p>	<ul style="list-style-type: none"> • Until 2010, area is subject to restrictions placed by the Forest Conservation Initiative (FCI) • Under GP2020, FCI lands are consistently designated (RL-40) Rural Lands • Planning for certain FCI lands will be reviewed beginning in 2007, in preparation of initiative sunseting in 2010